

SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Topeka

State: KS

PJ's Total HOME Allocation Received: \$11,369,679

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: <div>5</div>				
% of Funds Committed	<div>95.64</div> %	<div>96.38</div> %	<div>3</div>	<div>93.41</div> %	<div>67</div>	<div>71</div>	
% of Funds Disbursed	<div>91.57</div> %	<div>92.63</div> %	<div>4</div>	<div>84.68</div> %	<div>77</div>	<div>81</div>	
Leveraging Ratio for Rental Activities	<div>0.82</div>	<div>4.34</div>	<div>4</div>	<div>4.72</div>	<div>19</div>	<div>15</div>	
% of Completed Rental Disbursements to All Rental Commitments***	<div>100.00</div> %	<div>100.00</div> %	<div>1</div>	<div>80.76</div> %	<div>100</div>	<div>100</div>	
% of Completed CHDO Disbursements to All CHDO Reservations***	<div>96.52</div> %	<div>82.68</div> %	<div>2</div>	<div>68.18</div> %	<div>92</div>	<div>95</div>	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	<div>89.50</div> %	<div>83.39</div> %	<div>2</div>	<div>80.32</div> %	<div>60</div>	<div>68</div>	
% of 0-30% AMI Renters to All Renters***	<div>46.41</div> %	<div>39.77</div> %	<div>2</div>	<div>45.16</div> %	<div>50</div>	<div>51</div>	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	<div>98.34</div> %	<div>97.65</div> %	<div>4</div>	<div>95.04</div> %	<div>43</div>	<div>45</div>	
Overall Ranking:			In State: <div>2</div> / <div>5</div>	Nationally: <div>66</div>	<div>68</div>		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	<div>\$20,324</div>	<div>\$16,582</div>		<div>\$26,037</div>	<div>181</div> Units	<div>20.10</div> %	
Homebuyer Unit	<div>\$22,205</div>	<div>\$18,481</div>		<div>\$14,755</div>	<div>254</div> Units	<div>28.20</div> %	
Homeowner-Rehab Unit	<div>\$22,745</div>	<div>\$24,173</div>		<div>\$20,487</div>	<div>44</div> Units	<div>4.90</div> %	
TBRA Unit	<div>\$317</div>	<div>\$2,403</div>		<div>\$3,225</div>	<div>422</div> Units	<div>46.80</div> %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Topeka KS

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$36,213	\$61,684	\$26,974
State:*	\$72,989	\$68,817	\$22,669
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ:	2.0 %
National Avg:	1.1 %

R.S. Means Cost Index: 0.8

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	38.7	60.2	50.0	59.0	Single/Non-Elderly:	35.9	31.1	15.9	76.1
Black/African American:	54.7	26.0	20.5	30.6	Elderly:	3.9	1.6	29.5	0.7
Asian:	0.0	0.0	0.0	1.2	Related/Single Parent:	37.6	34.6	11.4	15.9
American Indian/Alaska Native:	1.1	0.4	0.0	3.1	Related/Two Parent:	17.7	26.4	36.4	2.6
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.2	Other:	5.0	6.3	6.8	4.7
American Indian/Alaska Native and White:	0.0	0.4	0.0	0.7					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	2.3	0.5					
American Indian/Alaska Native and Black:	0.0	0.0	2.3	1.2					
Other Multi Racial:	0.0	0.0	2.3	0.7					
Asian/Pacific Islander:	0.0	0.4	0.0	0.0					
ETHNICITY:									
Hispanic	5.5	12.6	22.7	2.8					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	28.7	30.7	38.6	74.4	Section 8:	8.8	0.4 #		
2 Persons:	22.7	22.4	27.3	10.7	HOME TBRA:	0.6			
3 Persons:	21.5	18.5	2.3	8.8	Other:	9.4			
4 Persons:	17.1	21.7	11.4	4.0	No Assistance:	81.2			
5 Persons:	6.6	4.7	11.4	1.2					
6 Persons:	2.2	1.2	4.5	0.7					
7 Persons:	0.6	0.8	4.5	0.2					
8 or more Persons:	0.6	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				23

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Topeka State: KS Group Rank: 66
(Percentile)
State Rank: 2 / 5 PJs Overall Rank: 68
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	96.52	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	89.5	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	98.34	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	1.37	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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